

## **AGENDA**

### **CITY OF CANANDAIGUA ZONING BOARD OF APPEALS COURT ROOM, CITY HALL 2 NORTH MAIN STREET**

**January 20, 2016 – 7:00 pm**

#### **CALL TO ORDER    2016 ORGANIZATIONAL MEETING**

Election of Chair and Vice Chair  
Establishment of Dates and Time of Regular Meetings  
Authorization for the Chair to Call Special Meetings

#### **ADJOURNMENT**

#### **CALL TO ORDER:                      REGULAR MEETING**

#### **APPROVAL OF MINUTES:              November 18, 2015**

#### **REVIEW OF APPLICATIONS:**

**ITEM 1**              Application #15-258A: 168 Niagara Street, ROBERT KASE, requesting amendment to the conditions of approval granted on September 16, 2015. Applicant requests that the requirement for a 30-year easement from the Finger Lakes Railroad be removed.

**ITEM 2**              Application #16-005: 187 Clark Street, ANNE E. HARVEY, requesting an Area Variance necessary to construct an accessory structure within 4 feet of the property line. In accordance with Zoning Schedule 1 of the Municipal Code of the City of Canandaigua, the minimum side yard setback is 5 feet. Therefore, the applicant requests a variance of 1 foot.

**(OVER)**



**ITEM 3**      Application #16-006: 290 North Main Street, ROBERT MYERS, requesting an Area Variance necessary to convert the second story of a detached structure to residential use. In accordance §850-11 of the Municipal Code of the City of Canandaigua, no existing accessory structure shall be converted or expanded for residential use. Therefore the applicant seeks a variance from this prohibition.

**ITEM 4**      Application #16-004: 136 Bemis Street, RICHARD ROSEBERRY, requesting Area Variances necessary to demolish the existing structure and construct a 20' x 35' structure. In accordance with Zoning Schedule 1 of the Municipal Code of the City of Canandaigua, the following variances are required:

	<u>Minimum</u>	<u>Provided</u>	<u>Variance</u>
Lot Area	3,000 SF	1,780 SF	1,220 SF
Lot Width	40 ft.	30 ft.	10 ft.
Lot Depth	60	59.25	0.75 ft.
Side Yard 1	5	0.3	4.7 ft.
Side Yard 2	5	2.2	2.8 ft.
Total Side Yard	15	2.5	12.5 ft.
Rear Yard	20	5	15 ft.
Parking	5	2	3

**MISCELLANEOUS:**

**ADJOURNMENT:**